Hysan Development Company Limited



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Direct Tel : 2830 5139

Direct Fax : 2577 5219

E-mail: phoebe.lau@hysan.com.hk

Our Ref: SEC/PLU/USSEC/L277-07cc/fy

Your Ref:

Tel: (852) 2895 5777 Fax: (852) 2577 5153 www.hysan.com.hk

The Lee Gardens, 33 Hysan Avenue,

25 September 2007

BY AIR MAIL

Causeway Bay, Hong Kong

Exemption No. 82-1617

The U.S. Securities and Exchange Commission

Office of International Corporate Finance

450 Fifth Street, N.W. Washington, DC 20549 USA

Mailstop: 3-2

SUPPL

Dear Sirs,

Hysan Development Company Limited (the "Company"), Exemption No. 82-1617 - Repurchases of the Company's securities

We, a company incorporated in Hong Kong, furnish a copy of Form G – Form of Share Buyback Report to The Stock Exchange of Hong Kong Limited published on the website of Hong Kong Exchanges and Clearing Limited at www.hkex.com.hk dated 24 September 2007 regarding the subject matter for your records.

Yours faithfully, For and on behalf of HYSAN DEVELOPMENT COMPANY LIMITED

Phoebe Lau Assistant Company Secretary

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APPENDIX 5

FORM OF SHARE BUYBACK REPORT TO THE STOCK EXCHANGE OF HONG KONG LIMITED ("THE EXCHANGE")

FORM G

T	he List	d of the Listing D ing Division ck Exchange of H		:d				
					Da	te: 24 Septemb	er 2007	
Dear	Sir,							
Name	e of C	ompany: Hys	an Developme	nt Company Limited				
Desci	riptio	n of Securities:	Ordinary sh	ares				
A.	. Purchase Report							
We h	ereby	report the follow	wing purchases	by our company of th	e above securities.			
Trading Day/Date		Number of Securities <u>Purchased</u>	Method of Purchase*	Price per Share or Highest Price <u>Paid \$</u>	Lowest Price Paid \$	Total <u>Paid \$</u>		
24 September 2007		626,000	On the Exchange	21.70	21.45	13,485,250.05		
Total	1	•	626,000			-	13,485,250.05	
* Either on the Exchange, on another stock exchange (stating the name of the exchange), by private arrangement or by general offer.								
B.	Add	litional Inform	ation for comp	any's whose primar	v listing is on the Exc	<u>change</u>		
	1. Number of such securities purchased on the Exchange in the year to date (since ordinary resolution) (a) 21,342,000							
	 % of issued share capital at time ordinary resolution passed acquired on the Exchange since date of resolution 							
	((a) x 100) issued share capital 2.02239 %							

We hereby confirm that the purchases set out in A above which were made on the Exchange were made in accordance with the listing rules of the Exchange entitled "Rules Governing the Listing of Securities" and that there have been no material changes to the particulars contained in the Explanatory Statement dated 4 April 2007 which has been filed with the Exchange. We also confirm that any purchases set out in A above which were made on another stock exchange were made in accordance with the domestic rules applying to purchases made on that other exchange.

Yours faithfully, Ricky T.F. Tsang Chief Financial Officer Hysan Development Company Limited Hysan Development Company Limited

Hysan布俱

Tel: (852) 2895 5777 Fax: (852) 2577 5153

The Lee Gardens, 33 Hysan Avenue,

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Direct Tel: 2830 5139 Direct Fax: 2577 5219

E-mail: phoebe.lau@hysan.com.hk

Our Ref : SEC/PLU/USSEC/L278-07cc/fy

Your Ref :

27 September 2007

Causeway Bay, Hong Kong

www.hysan.com.hk

Exemption No. 82-1617

The U.S. Securities and Exchange Commission Office of International Corporate Finance

450 Fifth Street, N.W. Washington, DC 20549 USA

Mailstop: 3-2

BY AIR MAIL

Dear Sirs,

Hysan Development Company Limited (the "Company"), Exemption No. 82-1617 - Repurchases of the Company's securities

We, a company incorporated in Hong Kong, furnish a copy of Form G – Form of Share Buyback Report to The Stock Exchange of Hong Kong Limited published on the website of Hong Kong Exchanges and Clearing Limited at www.hkex.com.hk dated 25 September 2007 regarding the subject matter for your records.

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Yours faithfully,
For and on behalf of
HYSAN DEVEL OPMENT

HYSAN DEVELOPMENT COMPANY LIMITED

Phoebe Lau

Assistant Company Secretary

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FORM OF SHARE BUYBACK REPORT TO THE STOCK EXCHANGE OF HONG KONG LIMITED ("THE EXCHANGE")

FORM G

To: The Head of the Listing Division The Listing Division The Stock Exchange of Hong Kong Limited Date: 25 September 20								
Dear S	Dear Sir,							
Name of Company: Hysan Development Company Limited								
Description of Securities: Ordinary shares								
A. Purchase Report								
We hereby report the following purchases by our company of the above securities.								
Tradir	ıa Dav	/Date	Number of Securities Purchased	Method of Purchase*	Price per Share or Highest Price Paid \$	Lowest Price Paid \$	Total Paid \$	
Trading Day/Date							<u></u>	
25 September 2007			348,000	On the Exchange	21.65	21.20	7,500,050.00	
Total		-	348,000			- -	7,500,050.00	
* Either on the Exchange, on another stock exchange (stating the name of the exchange), by private arrangement or by general offer.								
В.	B. Additional Information for company's whose primary listing is on the Exchange							
	1. Number of such securities purchased on the Exchange in the year to date (since ordinary resolution) (a) 21,690,000							
	 % of issued share capital at time ordinary resolution passed acquired on the Exchange since date of resolution 							
	((a) x 100) issued share capital 2.05536 %							

We hereby confirm that the purchases set out in A above which were made on the Exchange were made in accordance with the listing rules of the Exchange entitled "Rules Governing the Listing of Securities" and that there have been no material changes to the particulars contained in the Explanatory Statement dated 4 April 2007 which has been filed with the Exchange. We also confirm that any purchases set out in A above which were made on another stock exchange were made in accordance with the domestic rules applying to purchases made on that other exchange.

Yours faithfully, Ricky T.F. Tsang Chief Financial Officer Hysan Development Company Limited

********** **Hysan Development Company Limited** Mysan布俱

Tel: (852) 2895 5777 Fax: (852) 2577 5153

The Lee Gardens, 33 Hysan Avenue,

Causeway Bay, Hong Kong

24 September 2007

Exemption No. 82-1617

www.hysan.com.hk

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Direct Tel: 2830 5139 Direct Fax: 2577 5219

E-mail: phoebe.lau@hysan.com.hk

Our Ref: SEC/PLU/USSEC/L275-07cc/fy

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The U.S. Securities and Exchange Commission Office of International Corporate Finance 450 Fifth Street, N.W. Washington, DC 20549 **USA**

BY AIR MAIL

Dear Sirs,

Mailstop: 3-2

Hysan Development Company Limited (the "Company"), Exemption No. 82-1617 - Repurchases of the Company's securities

We, a company incorporated in Hong Kong, furnish a copy of Form G - Form of Share Buyback Report to The Stock Exchange of Hong Kong Limited published on the website of Hong Kong Exchanges and Clearing Limited at www.hkex.com.hk dated 21 September 2007 regarding the subject matter for your records.

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Yours faithfully, For and on behalf of HYSAN DEVELOPMENT COMPANY LIMITED

X12 (1994) Phoebe Lau

Assistant Company Secretary

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APPENDIX 5

FORM OF SHARE BUYBACK REPORT TO THE STOCK EXCHANGE OF HONG KONG LIMITED ("THE EXCHANGE")

FORM G

To: The Head of the Listing The Listing Division The Stock Exchange of I		ted	D	ate: 21 Septeml	ber 2007			
Dear Sir,		-	-					
Name of Company: Hy	san Developm	ent Company Limited						
Description of Securities	: Ordinary s	hares						
A. Purchase Report								
We hereby report the following purchases by our company of the above securities.								
Trading Day/Date	Number of Securities Purchased	Method of Purchase*	Price per Share or Highest Price <u>Paid \$</u>	Lowest Price Paid \$	Total <u>Paid \$</u>			
21 September 2007	155,000	On the Exchange	21.80	21.40	3,329,500.00			
Total	155,000				3,329,500.00			
* Either on the Exchange, on another stock exchange (stating the name of the exchange), by private arrangement or by general offer.								
B. :-Additional Information for company's whose primary listing is on the Exchange								
1. Number of such securities purchased on the Exchange in the year to date (since ordinary resolution) (a) 20,716,000								
 % of issued share capital at time ordinary resolution passed acquired on the Exchange since date of resolution 								
((a) x 1 issued shar)	1.96307	%			

We hereby confirm that the purchases set out in A above which were made on the Exchange were made in accordance with the listing rules of the Exchange entitled "Rules Governing the Listing of Securities" and that there have been no material changes to the particulars contained in the Explanatory Statement dated 4 April 2007 which has been filed with the Exchange. We also confirm that any purchases set out in A above which were made on another stock exchange were made in accordance with the domestic rules applying to purchases made on that other exchange.

Yours faithfully, Pauline W.L. Yu Wong Executive Director Hysan Development Company Limited

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